Queen Anne Family Compound
Points of Demonstration

Project Location:

- 3647 13th Avenue West, Seattle, WA 98119
- Lot = 50 x 120
- Zone L-1

A mid-block, 2 story residence, with daylight basement, on a steeply sloping site. Strong westerly views exist down and over the adjacent alley, and over the top of neighboring older L-3 apartments. The existing structure was constructed as a single family residence in the early 1950s. It was converted to a legal duplex under the current L-1 zone. The property includes one attached and one detached garage. The existing upper and lower apartments have been recently renovated and occupied by the current Owner.

Housing Statement and Intention To Build:

The focus of this development Proposal is the establishment of a "Family Compound" for the Owner's extended family. The Proposal provides housing for 5 households in a context of a compact, but well-detailed, detached-unit, family-oriented compound. The design provides 3 units for the Owner's extended family (Grandparent's family of 2, the Owner's family of 2, and the Owner's Children's family of 4), as well as one 1-bedroom and one 2-bedroom apartments. The Proposal retains the existing residence and apartment, as well as the existing detached garage structure (for storage and maintenance functions).

Affordability Features:

The Proposal attains affordability through:

- Extreme care in preparation of the compact unit plans,
- The reuse of existing structures, and
- Providing the highest possible balance between open, detached site development with unit density.
- Terracing down the site's steep slope, rather than cutting and retaining large areas.

The initial cost evaluations for the project demonstrate the capacity to deliver the 1, 2 and 3 bedroom units at or below the required rental rate cap or PITI limit for the 115% median income.

"Cracking the Code"

The Proposed development challenges the following existing requirements:

Density

(L-1 zone requirements limit unit density to 1 unit per 1600 sf; existing 6000 sf lot yields 3 units) :

Proposal provides 5 units:

One 3-bedroom unit, three 2-bedroom units and one 1-bedroom unit in three independent structures.

Yard requirements:

Front: (adjacent existing setback establishes 20' front yard setback) The existing front yard is being retained, but modified by alteration of an existing, but non-conforming, attached single-car garage.

The Proposal calls for parking 2 cars within the front yard setback. The judgment here is that parking in the front yard has become typical for the area reflecting the adaptation of existing structures to increased density and associated parking requirements. Each property has paved and is parking in this required yard. We are not proposing any structure in this required yard.

Side: (Structures less than 65' long & 26' - 30' high = 6' average yard/5' min. 31' - 37' high = 7' average/5' min.) By developing a series of detached units with no major continuous perimeter walls, a blend of articulated walls and open space minimizes negative impacts of the use of 5' side yards at all locations rather than the requisite 5' to 9' for our structure height. This enables the redistribution of that side yard space to more beneficial use in both unit plans and the open court space.

Multiple Buildings on One Lot:

(Structures located on the same lot are to be separated by no less than 10') : Proposal endeavors to maintain visual interest and a sense of open space from a variety of pathways and vantage points throughout the site. While separation has been maximized where ever possible, at no point is there less than 7' separating structures, and those occur for very short sequences of space.
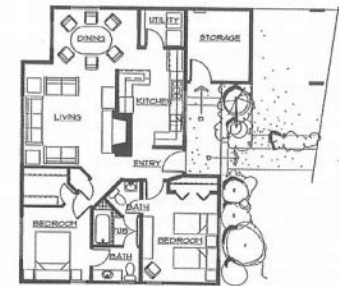

SITE PLAN - Existing
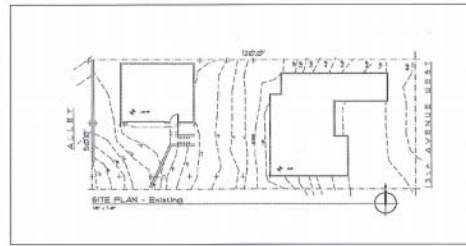
Lot Coverage

(L-1 zone limits general development to 40% of lot area; 40% x 6000 sf = 2,400 sf) : Proposal develops a total lot coverage of approximately 2,690 sf (Bldg. 1 = 1,200 sf; Bldg. 2 = 838; Bldg. 3 = 652 sf). While Proposal exceeds required lot coverage limitation, the structures are broken up into individual buildings with a variety of generous, terraced openspace which creates interest, reduces bulk.

Neighborhood Acceptability:

This portion of West Queen Anne is removed from the more sensitive and active "Neighborhood Planning" areas. While an established neighborhood group has not been identified, conversations engaged by the design team with area residents relay a certain consensus of interest and cautious concern with the general character of the area, a discomfort with the ongoing conversion or removal of the older detached houses for apartments, and concern for the growing conflict between vehicular and pedestrian traffic. The area enjoys a high number of walking residents. The neighborhood is firmly established as a transition zone between higher density apartments to the west and north, and the single-family residences to the east and south. The L-1 zone has enabled retention of many of the older single family homes as apartments, so the density has been able to increase without major change in the character of the neighborhood. In this context, the Proposal is seen as a welcome alternative to big apartment buildings, or dilapidated single family conversions.
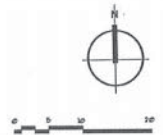
Visual Image of Project:

The Proposal endeavors to retain the scale and character of single family residence. This is being accomplished by maintaining small scale, detached units, residential scale of details and spaces. The street-side impression will remain relatively unchanged. Impacts on the neighboring properties will be minimized by the detached nature of the proposed units, and by the nature of the unit's placement on the steeply sloped site. In all likelihood, the most significantly affected neighbor, that property to the south, is scheduled for development by the neighboring Owner, and will probably be dramatically altered from its current state as it endeavors to maximize its use while maintaining code conformity.
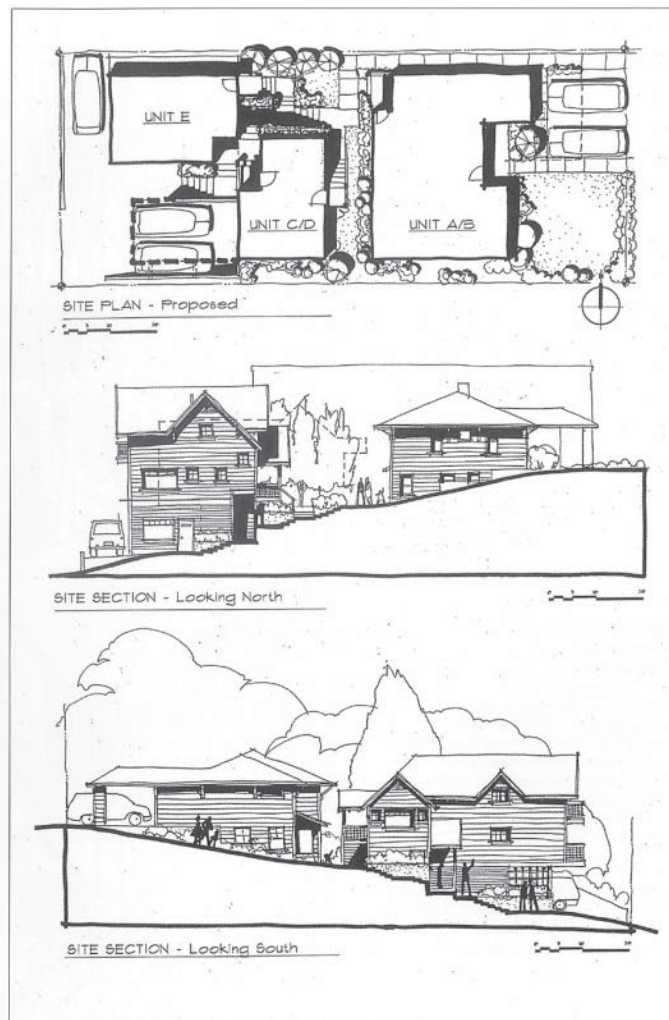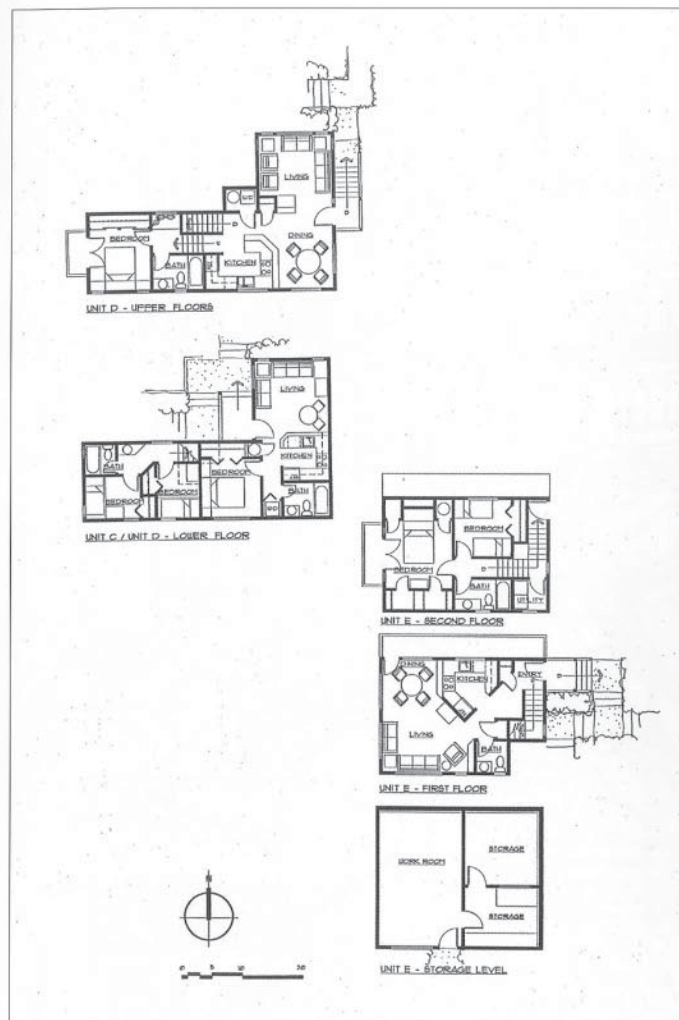

UNIT A - UPPER FLOOR
Existing Structure

UNIT B - LOWER FLOOR
Existing Structure

UNIT D - UPPER FLOORS

UNIT C / UNIT D - LOWER FLOOR

UNIT E - SECOND FLOOR

UNIT E - FIRST FLOOR

UNIT E - STORAGE LEVEL

SITE PLAN - Proposed

UNIT E

UNIT C/D

UNIT A/B

SITE SECTION - Looking North

SITE SECTION - Looking South

Queen Anne Family Compound

Architect:
Dalrymple & Associates
Seattle, WA

Owner:
Bob & Jan Dalrymple

Developer:
Bob & Jan Dalrymple

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